

# 4564 Doniphan Dr.

City of El Paso — City Plan Commission — 12/06/18

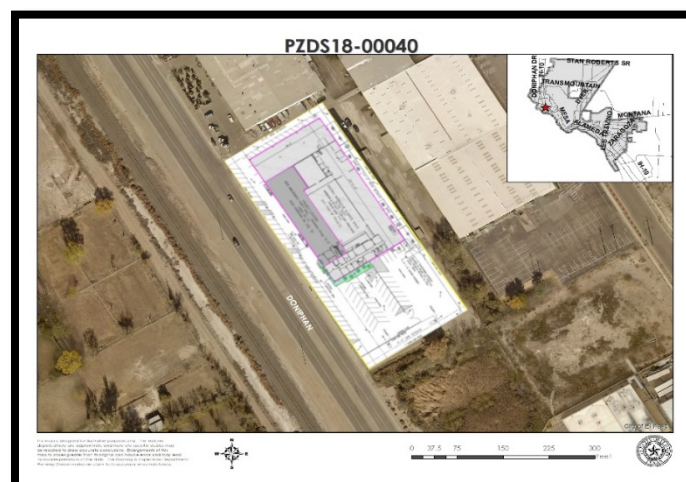
PZDS18-00040 Detailed Site Plan



<b>STAFF CONTACT:</b>	Adriana Martinez, 915-212-1611, <a href="mailto:MartinezAD@elpasotexas.gov">MartinezAD@elpasotexas.gov</a>
<b>OWNER:</b>	M&P Doniphan Logistic LLC
<b>REPRESENTATIVE:</b>	Erwin Perez
<b>LOCATION:</b>	4564 Doniphan Dr., District 8
<b>LEGAL DESCRIPTION:</b>	Lots 30 through 34, and A portion of Lot 35, Block 2, Zach White Industrial District and Lots 29 and 63, Block 2, Zach White Industrial District Unit Two, City of El Paso, El Paso County, Texas
<b>EXISTING ZONING:</b>	P-I (Planned Industrial) & P-I/sc (Planned Industrial/special contract)
<b>REQUEST:</b>	Approval of Detailed Site Development Plan as required in P-I (Planned Industrial)
<b>RELATED APPLICATIONS:</b>	N/A
<b>PUBLIC INPUT</b>	Notices are not required per Section 20.04.520.
<b>STAFF RECOMMENDATION:</b>	Approval (see pages 2—4 for basis for recommendation)

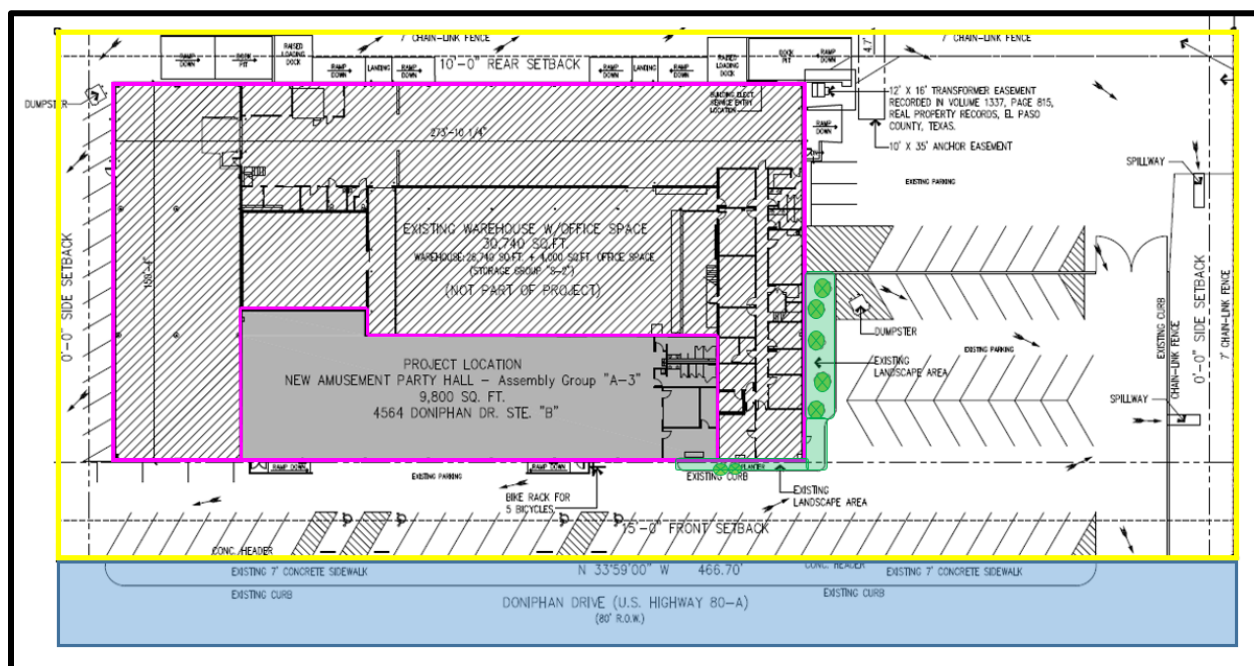
**SUMMARY OF REQUEST:** The request is for a detailed site development plan review as required by Section 20.10.360 of the El Paso Municipal Code. The detailed site development plan proposes to introduce a new use to the existing 40,540 sq. ft. structure. The site proposes to continue the use of 30,740 sq. ft. for its warehouse; office and convert the remaining 9,800 sq. ft. into a ballroom. A ballroom is a permitted use within the P-I (Planned Industrial) with the approval of a detailed site development plan by the City Plan Commission.

**SUMMARY OF RECOMMENDATION:** The Planning Division recommended **APPROVAL** of the detailed site development plan as it meets all the requirements of Section 20.10.360 and Section 20.04.150, Detailed Site Development Plan. The proposed development is consistent with the surrounding commercial development. The proposed development is compliant with the G-7, Industrial and/or railyards land use designation of Plan El Paso, the City's Comprehensive Plan in the Northwest Planning Area.



## DESCRIPTION OF REQUEST

The request is for a detailed site development plan review as required by Section 20.10.360 of the El Paso Municipal Code. The detailed site development plan proposes to introduce a new use to the existing 40,540 sq. ft. structure. The site proposes to continue the use of 30,740 sq. ft. for its warehouse; office and convert the remaining 9,800 sq. ft. into a ballroom. A ballroom is a permitted use within the P-I (Planned Industrial) with the approval of a detailed site development plan from The City Plan Commission. Seventy-nine parking are required and eighty-two are provided, including four ADA accessible parking spaces. The building elevations show a total height of twenty-two feet, which is less than the forty-foot maximum in the P-I (Planned Industrial) district. Five bicycle racks are shown within fifty feet of the entrance to the office. Access to the subject property is proposed from Doniphan Drive.



## RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<b>G-7, Industrial and/or Railyard</b> This sector applies to industrial parks, large free-standing industrial uses, refineries, non-military airfields, trucking terminals, and mines, all on large tracts in areas dominated by vehicles. This sector is essential to El Paso's economy; however, when an industrial use becomes obsolete, there can be potential for mixed-use redevelopment of the site. This sector also includes the existing rail yards which could be redeveloped as mixed-use communities if the rail yards were moved out of town	The proposed ballroom is consistent with other commercial and industrial uses in the neighborhood, and the character of the proposed size and scale of the development is consistent with the established neighborhood. Warehouse & commercial uses are common and expected in industrial areas.
ZONING DISTRICT	DOES IT COMPLY?
<b>P-I (Planned Industrial):</b> Establish an industrial environment for certain types of manufacturing, business or industrial uses which are compatible with any adjacent land use by performance, appearance, and general operating characteristics. Regulations are designed so that all operations and activities,	A ballroom is a permitted use within the P-I (Planned Industrial) with the approval of a detailed site development plan from The City Plan Commission.

specifically including but not limited to, the storage of materials of all kinds are conducted within a building or appropriately screened.	
<b>POLICY</b>	<b>DOES IT COMPLY?</b>
<b><u>Policy 1.9.1 – Industrial Lands</u></b> Designate locations for industrial development in each planning area to reduce travel time for employees.	This proposal will introduce a new use in the Northwest Planning Area with the potential for new employment opportunities. The subject property is within an existing light industrial area located in close proximity to the Interstate 10 (I-10).

**SUITABILITY OF SITE FOR PROPOSED USE UNDER CURRENT ZONING:** A ballroom is a permitted use within the P-I (Planned Industrial) with the approval of a detailed site development plan from The City Plan Commission. The detailed site plan also demonstrates compliance with all dimensional requirements of the district.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:** The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the P-I (Planned Industrial) District is to provide locations for low-intensity industrial uses to include warehousing and commercial uses..The proposed detailed site plan shows a proposed use that is permitted in the district and meets all dimensional requirements.

**ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** The proposed improvements were reviewed for adequacy of the existing infrastructure and it was found to be capable of supporting the proposed development. See Attachment 4 for further details.

**EFFECT UPON THE NATURAL ENVIRONMENT:** The subject property is not in an arroyo or other environmentally sensitive area.

**STAFF COMMENTS:** No objections to the proposed detailed site development plan approval. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

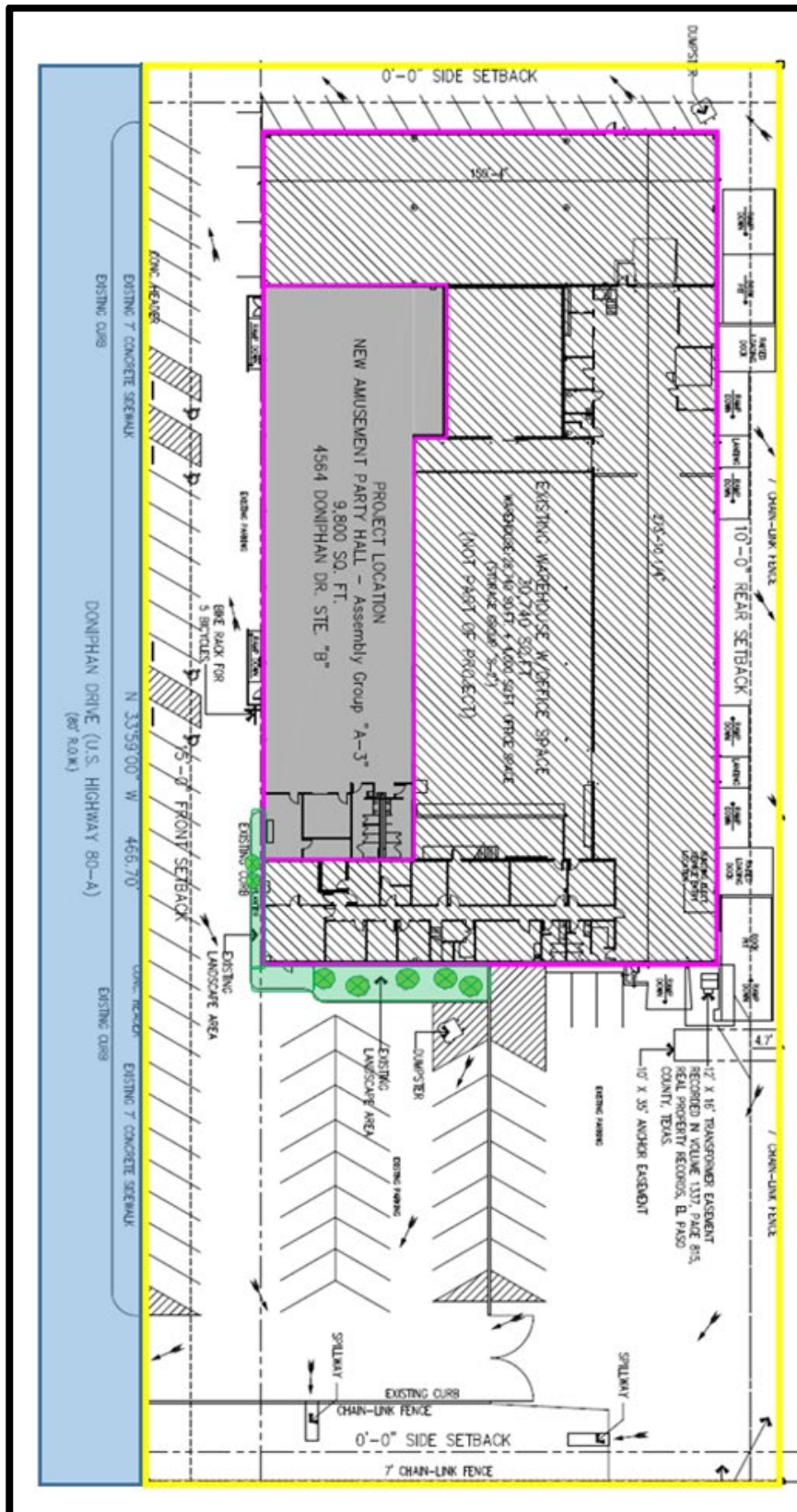
**OTHER APPLICABLE FACTORS:** Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

**ATTACHMENTS:**

1. Detailed Site Development Plan
2. Zoning Map
3. Future Land Use Map
4. Ordinance No. 5740, dated May 20, 1976
5. Department Comments
6. Public Notification Boundary Map

# **ATTACHMENT 1**

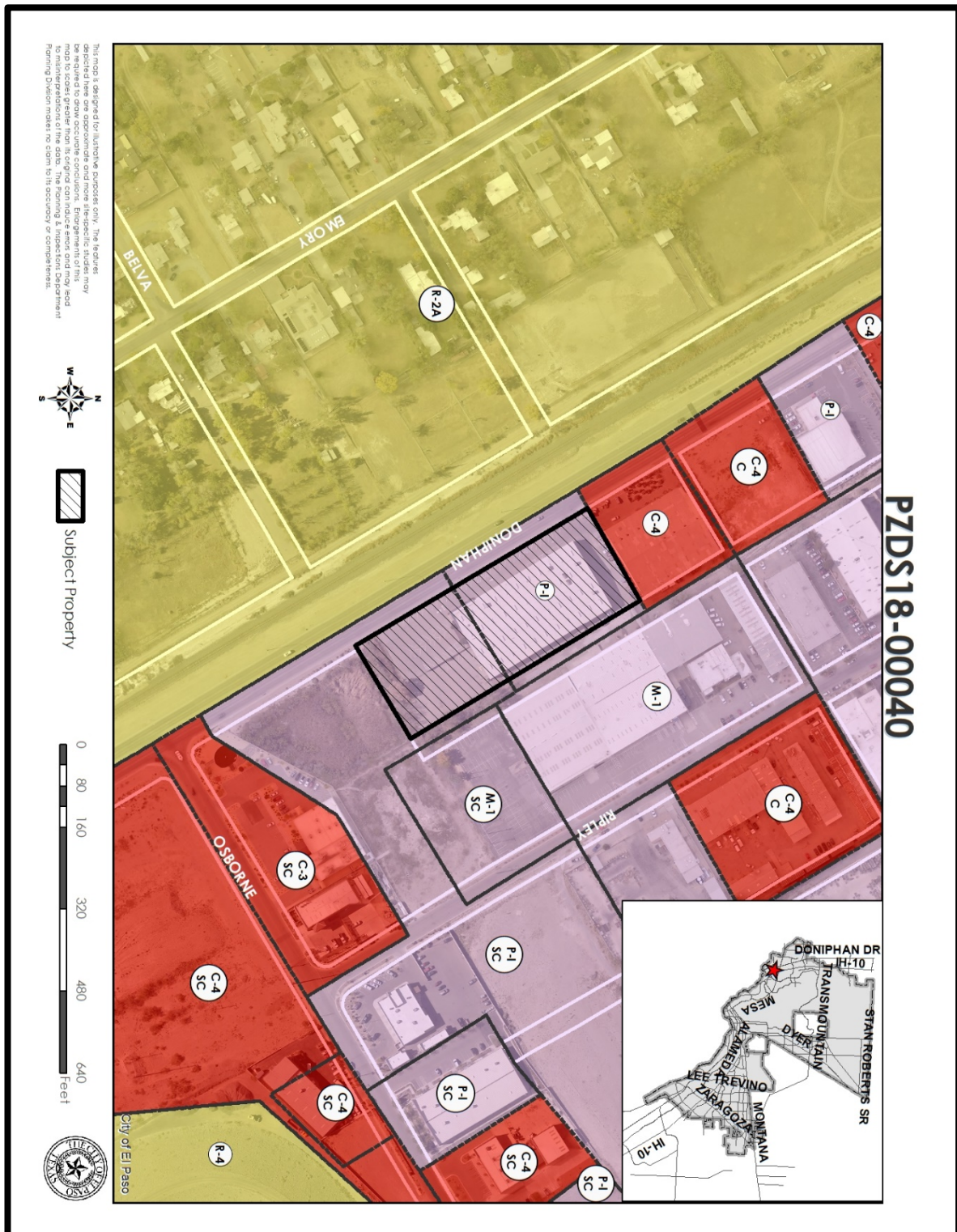
## Detailed Site Plan





# ATTACHMENT 2

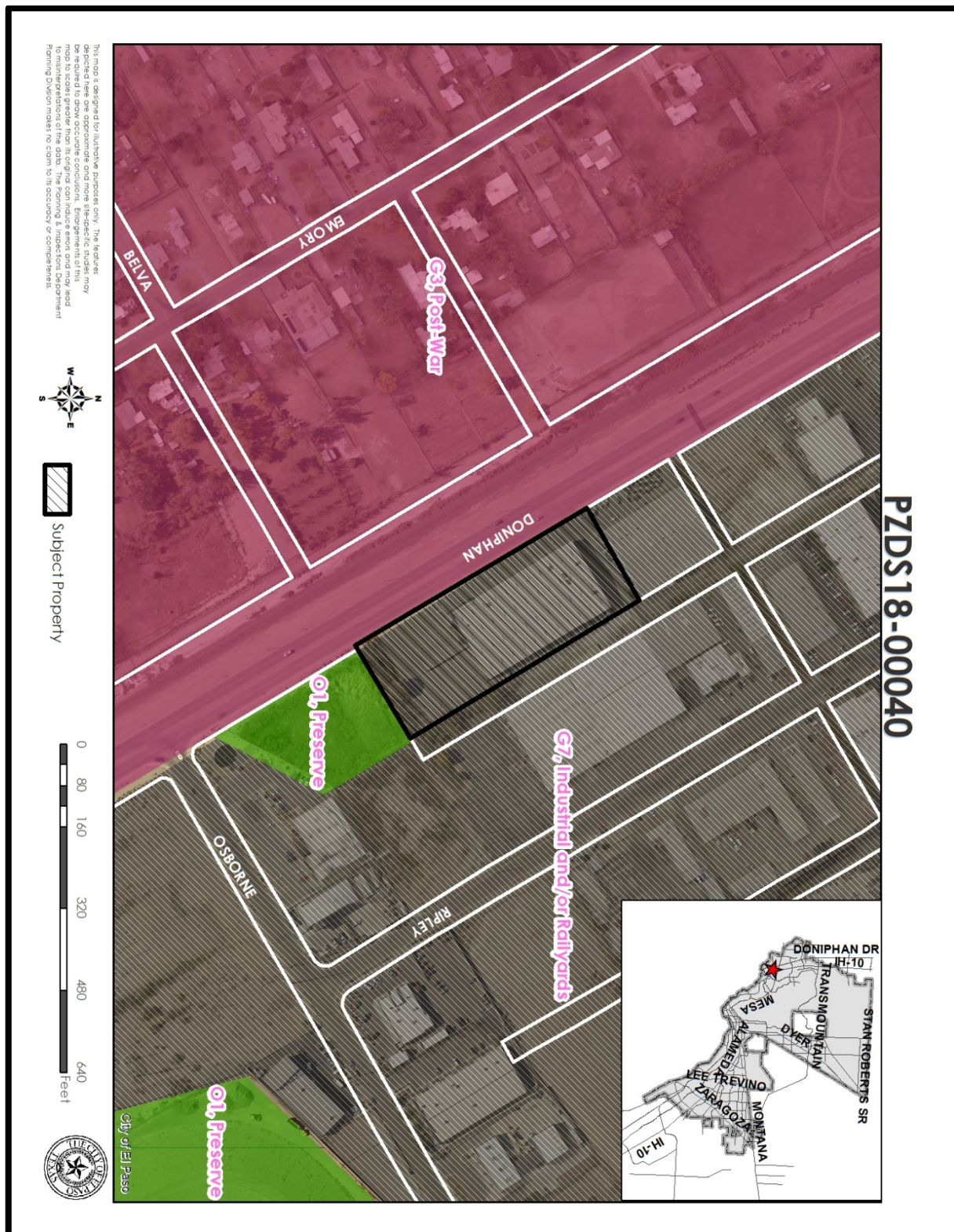
## Zoning Map





# ATTACHMENT 3

## Future Land Use Map



# **ATTACHMENT 4**

## **Ordinance No. 5740**

5740

AN ORDINANCE CHANGING THE ZONING  
OF A PORTION OF A. F. MILLER SURVEY  
#210, B.B.B. AND C. RAILROAD COM-  
PANY SURVEY #154 AND A REPLAT OF  
LOT 29, BLOCK 2, ZACH WHITE INDUSTRIAL  
DISTRICT, THE PENALTY BEING AS PRO-  
VIDED IN SECTION 25-10 OF THE EL PASO  
CITY CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the zoning of a portion of A. F. Miller Survey #210  
and a portion of B.B.B. and C. Railroad Company Survey #154,  
as more particularly described below by metes and bounds, and  
all of Lot 29, Block 2, Zach White Industrial District, be  
changed to I-D within the meaning of the Zoning Ordinance, and  
the zoning map of the City be revised accordingly:

Beginning at a point on the southeast boundary of Zach White  
Industrial District Subdivision, Unit 1, in El Paso County,  
Texas; said point being located south a distance of 210.96 feet  
from the northeast corner of the B.B.B. and C. Railroad Survey  
No. 154 in said El Paso County;

Thence North 49° 53' 58" East along said boundary a distance of  
449.77 feet to a point on the westerly right of way line of  
Interstate Highway 10;

Thence South 40° 06' 02" East along said westerly right of way  
line a distance of 610.00 feet;

Thence South 49° 53' 58" West a distance of 851.37 feet;

Thence South 56° 01' West a distance of 863.21 feet to a point  
on the easterly right of way line of Doniphan Drive;

Thence North 33° 59' West along said easterly right of way line  
a distance of 663.15 feet to the northwest corner of Lot 29 in  
Block 2 of said Zach White Industrial District;

Thence North 56° 01' East along the northerly boundary of said  
Lot 29 a distance of 210.00 feet to its northeast corner;

Thence South 33° 59' East along the easterly boundary of said Lot  
19 a distance of 50.00 feet to its southeast corner being on said  
southeasterly boundary of Zach White Industrial District;

Thence North 56° 01' East along said southeast boundary a distance  
of 650.00 feet;

Thence North 49° 53' 58" East continuing along said southeast  
boundary a distance of 339.45 feet to the point of beginning.

Described parcel consists of said Lot 29 and a portion of said  
B.B.B. and C. Railroad Survey No. 154, and a portion of the A. F.

5740 K-3970

Miller Survey No. 210 in said El Paso County; and contains  
23.856 acres of land, more or less.


PASSED AND APPROVED this 20<sup>th</sup> day of MAY,  
1976.

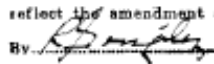


Mayor

ATTEST:

  
City Clerk

I CERTIFY THAT THE FOLLOWING ZONING MAPS  
HAVE BEEN REVISED: L.D.  
6-3-76 COUNTER  
6-3-76 ORIGINAL  
6-3-76 Bldg. Inspection  
6-3-76 CONTROL 

I certify that the zoning map has been revised to  
reflect the amendment of ordinance # 5740  
By  Date 2 Aug 76

574 76-3970



CONTRACT

This contract, made this 10 day of May, 1976,  
by and between THE EL PASO NATIONAL BANK, Trustee of the  
BOYKIN-HARVEY TRUST ESTATE, First Party, and the CITY OF EL  
PASO, Second Party, witnesseth:

Application has been made to the City of El Paso for re-  
zoning of Lot 29, Block 2, Zach White Industrial District, a  
portion of B.B.B. & C. Railroad Survey #154, and a portion of  
A. F. Miller Survey #210 in the City of El Paso, El Paso County,  
Texas, such property being more particularly described in Ordinance No. 5940 now pending before the City Council of the  
City of El Paso, a copy of which is attached hereto, marked  
Exhibit "A" and made a part hereof by reference.

In order to remove certain objections to such rezoning,  
First Party covenants that if the property is rezoned as indicated in the attached ordinance, it shall be subject to the following restrictions, conditions and covenants:

1. First Party shall, at no cost to the City, construct a temporary ponding area for ponding of surface waters on the above property. Such temporary ponding area must be constructed in accordance with plans and specifications to be approved by the City Engineer of the City of El Paso and must be completed by First Party and approved by the City Engineer before building permits shall be issued for any buildings to be constructed on the property. Such temporary ponding area shall be maintained by First Party until the City Engineer advises First Party in writing that permanent drainage facilities located outside the property are available to receive surface waters to be discharged from the property. When such notice is received from the City Engineer, First Party may abandon the temporary ponding area, backfill it and be free to use it for other lawful purposes.

2. When Doniphan Drive is improved by widening the pavement thereon, First Party shall, at no cost to the City, construct the following improvements:

76-3970

(a) A curb and gutter on the side of Doniphan Drive adjacent to the property;

(b) A concrete sidewalk along the boundary of the property adjacent to Doniphan Drive.


Such improvement shall be installed by First Party within 90 days after the City Engineer of the City of El Paso advises First Party that Doniphan Drive is being widened and that such improvements should be installed. Such improvements shall be installed in accordance with specifications to be approved by the City Engineer and shall be subject to inspection and approval by him upon completion.

This agreement is a restriction, condition and covenant running with the land and a charge and servitude thereon, and shall bind First Party and its successors in title. Any future conveyance of the land shall contain this restriction, condition and covenant and shall embody this agreement by express reference.

The City may enforce this agreement by injunction or any other legal or equitable remedy. The City Council of the City of El Paso may release the above restrictions, conditions and covenants in its discretion without the consent of any third person who may be benefited thereby.

WITNESS the following signatures and seals:

THE EL PASO NATIONAL BANK, a  
corporation, Trustee of the  
BOYKIN-HARVEY TRUST ESTATE

By   
Jack D. Sargent, Vice President  
and Senior Trust Officer

ATTEST:

  
Cashier  
A.N.P.

THE CITY OF EL PASO

By   
Mayor Ed Bago

ATTEST:

  
City Clerk

76-3970

THE STATE OF TEXAS )

COUNTY OF EL PASO )

Before me, the undersigned authority, on this day personally appeared JACK D. SARGENT, Vice President and Senior Trust Officer of THE EL PASO NATIONAL BANK, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that the same was the act of said corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 1976.

Notary Public in and for El Paso  
County, Texas.

FLORA B. EDWART, Notary Public  
In and for El Paso County, Texas  
My commission expires June 2, 1977

THE STATE OF TEXAS )

COUNTY OF EL PASO )

Before me, the undersigned authority, on this day personally appeared E. H. B. B. B. Mayor Pro Tem of the City of El Paso, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged before me in my county aforesaid that he had executed the same for the purposes and consideration and in the capacity therein expressed, and as the act and deed of the City of El Paso.

Given under my hand and official seal this 20<sup>th</sup> day of MAY, 1976.

Notary Public in and for El Paso  
County, Texas.

ANGELA C. GRIFFIN, Notary Public  
In and for El Paso County, Texas  
My Comm. Expires June 2, 1977

76-3970



RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

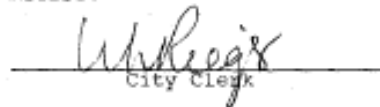
That the Mayor be authorized to sign a contract with THE  
EL PASO NATIONAL BANK, Trustee of the BOYKIN-HARVEY TRUST ESTATE,  
placing certain restrictions on property rezoned by Ordinance No.  
5940.

ADOPTED this 20<sup>th</sup> day of MAY, 1976.



Mayor

ATTEST:

  
City Clerk

76-3970

TO

5/24/76

DATE

ZONING SECTION

LAND PLANNING

MAPPING SECTION

E.D.P. SECTION

ADVANCE SECTION

Raul

PR 27.9.2.76

REPRODUCE:

no

RETURN TO:

it

By (Date):

map

FILED

ORDINANCE NO:

5740

DATE:

5/24/76

CONTRACT:

yes

CASE NO.:

76-3970

NOTES:

# **ATTACHMENT 5**

## Department Comments

### **Planning and Inspections Department - Planning Division**

No objections to rezoning.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

### **Planning and Inspections Department - City Development & Permitting- Landscape**

Recommend Approval

Note: Proposed project shall comply with all adopted building codes and city ordinances at time of building permit submittal

### **Planning and Inspections Department - Land Development**

No objections to proposed rezoning.

Note: It is recommended to utilize principles of low impact & green infrastructure development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed storm-water runoff and to mitigate adverse downstream drainage conditions.

### **Sun Metro:**

Sun Metro does not oppose this request.

### **Fire Department**

No objections to rezoning.

### **Police Department**

No comments submitted.

### **TxDot**

Request is still under review and has not been approved.

Note: Please have requestor contact TxDOT to submit and Access request and submit Grading and Drainage plans for review.

### **El Paso Water Utilities**

We have reviewed the property described above and provide the following comments:

1. EPWater does not object to this request.

### **Water**

2. There is an existing 12-inch diameter water main located along the east side of Doniphan Drive, approximately 6.3-feet west of and parallel to the eastern right-of-way line of Doniphan Drive. This water main is available for service.
3. There is an existing 54-inch diameter water main located along the east side of Doniphan Drive, approximately 67-feet west of and parallel to the eastern right-of-way line of Doniphan Drive. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board (EPWater-PSB) Rules and Regulations.
4. EPWU records indicate an inactive 1-inch water meter and an active 6-inch fire line serving the subject property. The service address for these meters is 4564 Doniphan Drive.



5. Previous water pressure from fire hydrant #8468 located along Doniphan Drive, approximately 500-ft north of Bird Drive has yield a static pressure of 74 (psi), a residual pressure of 70 (psi), and a discharge of 265 gallons per minute.

**Sanitary Sewer:**

6. here is an existing 18-inch diameter sanitary sewer main located along the west side of Doniphan Drive, approximately 3-feet east of and parallel to the western right-of-way line of Doniphan Drive. This sanitary sewer main is not available for service.
7. EPWater records indicated a 4-inch sanitary sewer service on 4564 Doniphan Dr.

**General:**

8. Doniphan Drive is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Mesa Street right-of-way requires written permission from TxDOT.
9. EPWU requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**Stormwater:**

No comments submitted.

**EPCWID:**

**Note:** EPCWID has no comments due to the subdivisions are not within its boundaries.

# ATTACHMENT 6

## Notification Map

